

# \$215,000 - 4814 47 Avenue, Spirit River

MLS® #A2189144

**\$215,000**

4 Bedroom, 2.00 Bathroom, 1,130 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

THIS GREAT 4 bedroom family home with attached garage, and covered deck, is in Spirit River and close to shopping, hospital, schools, and arena. The living room window faces north and boasts an amazing view of fields towards the Peace River. The front entrance is covered and opens to nice size entry, large closets, garage entrance, and is open the living room and huge dining area, which fits large six-person table for family meals. The bright kitchen has fresh white cupboards and a closet pantry, an island with plug-ins, sliding drawers and a lazy susan; There are lots of counters and cupboards. You have French doors open to the covered deck area, great for hot lazy summer afternoons or to BBQ in the winter! The main floor also features two upstairs bedrooms, both a good size with lots of closet space. the laundry area which comes with washer(3 year old) and dryer (2018), and is next to the main bathroom with tub/shower. There is also a work station/office outside the bedrooms, with a window that looks west and additional linen and broom closets. Downstairs, you have a spacious family/rec room, two more bedrooms and another bathroom with shower. The utility room has a furnace (with 3 year old blower, furnace/vents last cleaned Dec 2022) and 2017 gas HWT. There are also two more storage rooms with shelving. The garage is insulated and has an entrance to inside the house and to the back deck. Outside, you have fruit trees and raised flower boxes, electrical plug-ins, outside water



connections on both sides of the home and frost free taps. The foundation on the back half of the home has been wrapped to prevent any moisture and has a lifetime warranty; there is also a new french drain to catch any water before it gets to the wrapped foundation. The shingles were replaced in 2020. This property could be what you are looking for is ready for you. â€¢ tenants are out for July 1,2025. Call to book your viewing today!

Built in 1991

### **Essential Information**

MLS® #	A2189144
Price	\$215,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4814 47 Avenue
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	See Remarks, Sump Pump(s), Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Gentle Sloping, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	January 21st, 2025
Days on Market	100
Zoning	res

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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